

42-80
22**Know all Persons by these Presents, TRANSFER
TAX
PAID**

That I, JOSEPH EDGAR AURELE BOUDREAU of the City of Waterville, County of Kennebec and State of Maine,

025846

in consideration of one dollar (\$1.00) and other good and valuable considerations,

paid by MARK A. BOUDREAU and PATRICIA A. BOUDREAU, husband and wife,

whose mailing address is 86 Oakland Street, Waterville, Maine - 04901,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MARK A. BOUDREAU and PATRICIA A. BOUDREAU

as joint tenants and not as tenants in common, their heirs and assigns forever,

ALL THOSE TWO (2) CERTAIN LOTS OR PARCELS OF LAND together with the buildings and improvements located thereon and being on the south side of Oakland Street, so-called, in the City of Waterville, County of Kennebec and State of Maine and separately bounded, described and designated as follows, to wit: -

PARCEL 1 - BEING lot numbered 7 on a Plan of Lots, Oakland Street Development, Waterville, Maine, dated May 6, 1957 and recorded in the Kennebec County Registry of Deeds, and said lot may be more particularly described as follows: COMMENCING at a steel pin in the south line of Oakland Street at the intersection of lot numbered 7 and lot number 6 on said Plan at a point three hundred ninety-three and two-tenths (393.2) feet, more or less, from the east line of the First Rangeway; thence southerly at an interior angle of ninety degrees (90°) with the south line of Oakland Street, a distance of one hundred ninety-four and five-tenths (194.5) feet, more or less, to an iron pin in the ground; thence easterly at an interior angle of ninety degrees (90°), a distance of eighty (80) feet, more or less, to a lead plug driven into a ledge outcrop; thence easterly at an interior angle of ninety degrees (90°), a distance of one hundred ninety-four and five-tenths (194.5) feet, more or less, to a steel pin driven into the ground in the south line of Oakland Street; thence westerly along the south line of Oakland Street to the point of beginning. The lot number 7 herein described is west of lot number 8 sold by Pomerleau to Robert J. and Amandine R. Bourque, and is bounded on the west by lot number 6 on said Plan.

BEING the same premises conveyed to the said Joseph Edgar Aurele Boudreau under the name of Joseph A. Boudreau and Theresa J. Boudreau, his wife, under and by virtue of a certain Warranty Deed in Joint Tenancy from Leonard L. St. Amand et ux dated August 22, 1966 and recorded as aforesaid in Deed Book 1426, at Page 160. The said Theresa J. Boudreau having died intestate on December 20, 1982 and reference should also be made to a certain Certificate of Discharge of Inheritance Tax Lien dated November 7, 1983 and recorded as aforesaid in Book 2631, at Page 233.

42-80

PARCEL 2 - COMMENCING at an iron pin on the southerly side of Oakland Street at a point three hundred thirteen and two-tenths (313.2) feet westerly of an iron pin situate on the westerly side of the First Rangeway; thence running in a southerly direction for a distance of one hundred ninety-four and five-tenths (194.5) feet to an iron pin; thence at right angles for a distance of eighty (80) feet to an iron post and lot numbered 7 according to a Plan of Lots of the Oakland Street Development dated May 6, 1957 by Philip J. Libby; thence running northerly for a distance of one hundred ninety-four and five-tenths (194.5) feet to an iron pin situate on the southerly side of Oakland Street; thence running westerly for a distance of eighty (80) feet to the iron pin and point of beginning.

MEANING AND INTENDING to convey lot number 6 according to a Plan of Lots of the Oakland Street Development.

BEING the same premises conveyed to the said Grantor herein and Theresa J. Boudreau, his wife, under and by virtue of a certain Warranty Deed in Joint Tenancy from Rudolphe J. F. Pomerleau et al dated September 29, 1972 and recorded as aforesaid in Deed Book 1598, at Page 395. The said Theresa J. Boudreau having died intestate on December 20, 1982 and reference should be made to said Certificate of Discharge of Inheritance Tax Lien dated November 7, 1983 and recorded as aforesaid.

THIS CONVEYANCE is made pursuant to and in accordance with the terms and provisions of a certain Contract to Convey Real Estate dated August 14, 1984 and which Contract was not recorded in the Kennebec County Registry of Deeds.

BK 4222 PG 290

42-80

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MARK A. BOUDREAU and PATRICIA A. BOUDREAU as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances ;

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said JOSEPH EDGAR AURELE BOUDREAU,

XXXX

husband/wife of the said

XXXXXX

XXXXXX have hereunto set my hand and seal this fifth day of the month of September, A.D. 19 92.

Signed, Sealed and Delivered in presence of

Joseph Edgar Aurele Boudreau

State of Maine, County of Kennebec ss. September 5, 19 92

Then personally appeared the above named Joseph Edgar Aurele Boudreau

and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Ronald M. Roy

Notary Public Attorney at Law

Printed Name, Ronald M. Roy

My Commission Expires: 10/03/93

ATTEST: Kenneth David Hume REGISTER OF DEEDS

RECEIVED REGISTERED SEP 11 PM 1:14

